GMA Steering Committee

Capital Facilities Review

DRAFT v3

5/17/00

May, 2000

BACKGROUND

The Technical Advisory Committee was charged with reviewing the performance of current capital facilities plans. The purpose of this review was to determine whether we have been able to meet our collective, and individual, capital facilities needs—and whether we are able to do so in the future.

The data contained herein is based on the current comprehensive plans and current capital facilities plans as amended. Footnotes are provided for clarity. Transportation figures include some costs for state facilities, but not all, as the treatment of local matches for state facilities varies among (and sometimes within) jurisdictions.

This report initially provides an overview by infrastructure: transportation, sewer, water, parks, stormwater, and general. Additional information was requested of schools, law enforcement and fire protection. RCW 36.70A.020 (GMA Planning Goals) requires local jurisdictions "ensure that those public facilities and services [streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, schools, fire protection and suppression, law enforcement, public health, environmental protection, and other governmental services] necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards."

Also included is an overview by jurisdiction: Battle Ground, Camas, Clark County, LaCenter, Ridgefield, Vancouver, and Washougal.

As you review the following pages, it is important to keep the following definitions in mind:

- **Projected Revenue** The <u>realistic</u> estimate of all funds available through a particular horizon year.
- **Projected Demand** The amount of capital facilities funding needed through the horizon year to meet the projected demands.
- **Assured Funding** Funding under the control of the jurisdiction or special district that does not need external approvals such as impact fees, system development charges, real estate excise taxes, and utility rates. This does not include proposed grants, bonds, or special reserve funds. The Technical Advisory Committee also referred to this as "legislative" funding.
- **Projected Net** The difference between Projected Revenue and Projected Demand.

This report is not the result of detailed analyses by service providers. All financial estimates should be viewed as approximations, especially for future years. There are gaps in the data, as not all jurisdictions and special districts reported complete data. Nonetheless, the data contained herein does provide an indication of potential problems local jurisdictions and special districts face in the future.

By INFRASTRUCTURE

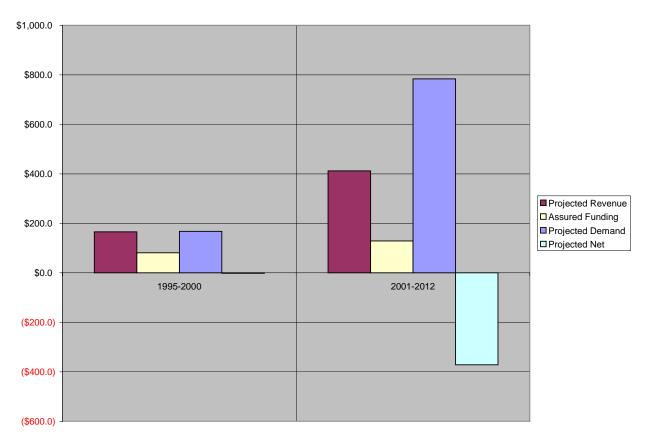
TRANSPORTATION

Long-term revenues are not expected to be sufficient to meet demands. Jurisdictions do have options, including increasing impact fees or lowering level-of-service standards.

To date, jurisdictions have generally been able to address deficiencies as they occur. Larger jurisdictions (City of Vancouver and Clark County) appear to have a tougher time meeting transportation needs than smaller jurisdictions. Clark County began "in the red" with about one-third of its original capital facilities plan dedicated to addressing existing (1994) deficiencies.

The most pressing deficiencies today are state facilities that will likely impact planned or proposed industrial development in Camas, La Center, Ridgefield, Vancouver, and Washougal. Concurrency regulations cannot address these deficiencies as they are exempted under state law.

Although most jurisdictions believe they can meet critical deficiencies—those that would result in development moratoria—they are less confident in their ability to meet lower priority needs. It should also be noted that some cities can meet construction needs but do not have assured funding for long term maintenance.

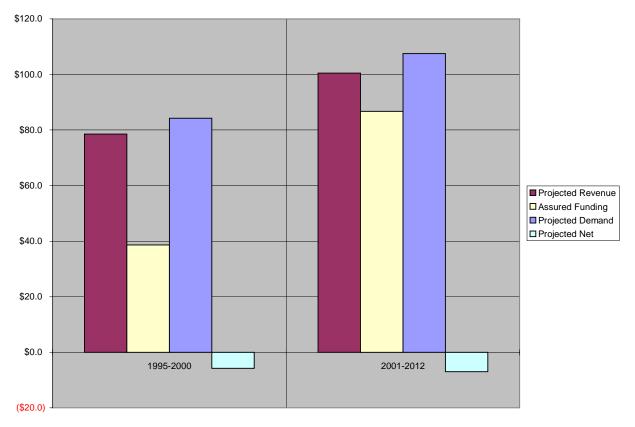


All figures in millions. All jurisdictions reporting A significant portion of the projected net shortfall is needed for state facilities.

SEWER

Larger systems—operated as independent utilities—are seeing an increased demand to serve areas with sensitive lands and challenging topography. To date, these systems have met capital needs through system development charges and loans. ESA is expected to result in higher charges for new development, and may result in significant cost increases if applied to existing installations. Significant changes in density and major shifts in urban boundaries will most adversely affect these utilities.

Smaller systems are generally able to meet demand for treatment, but may have difficulties covering the cost of conveyance. Funding can be acquired through revenue and general obligation bonds, grants, low interest loans, and increased system development charges. Altering level-of-service standards is usually not an option, as facilities must meet state and federal regulations.



All figures in millions.

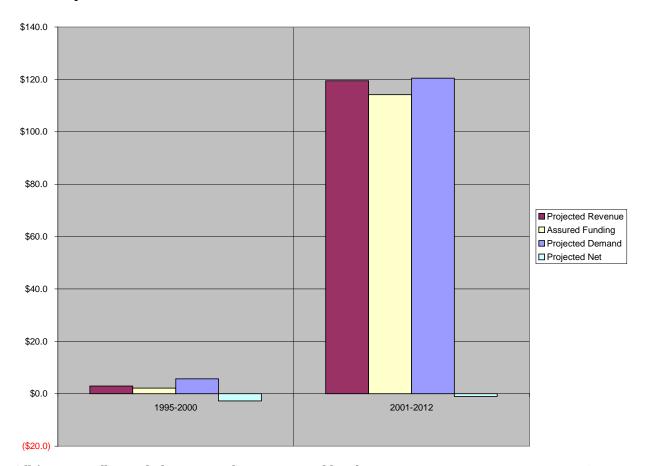
LaCenter served by CPU. Vancouver not reporting '95-'00. Clark County not reporting '01-'12.

WATER

Most systems are meeting their requirements now, and are expected to do so in the future.

Local potable water comes exclusively from wells. There is an adopted Coordinated Water System Plan (countywide) that provides local purveyors the ability to conduct definitive long range planning. As a utility, system development charges and rates are generally able to keep up with demand. As with sewer, significant changes in density and major shifts in urban boundaries will most adversely affect these utilities. Funding sources are similar to sewer. Altering level-of-service standards is usually not an option.

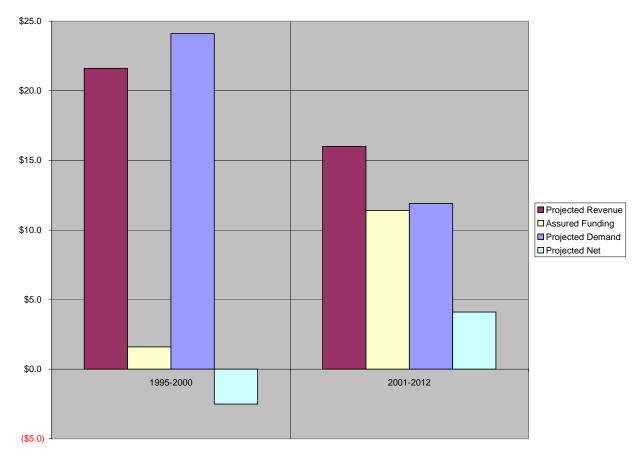
Ridgefield faces serious funding problems in the short-term, and total connection charges are lower than anticipated.



All figures in millions. Clark County and LaCenter served by other purveyors. Vancouver not reporting '95-'00.

PARKS

I-695 may have significant impacts on the ability to acquire and develop parks. Some jurisdictions are currently having difficulties acquiring parks, while others face challenges developing them. Funding can be raised by increasing park impact fees, donation of parkland, and otherwise acquiring parkland through development ordinances. Level-of-service standards may be modified.



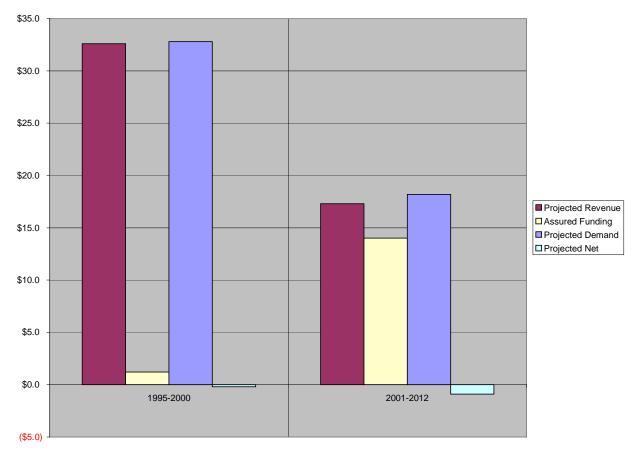
All figures in millions. Consolidated Vancouver/Clark Parks not reporting an updated capital facilities plan is in progress.

STORMWATER

Most jurisdictions are meeting their requirements now. Significant changes are occurring in state and federal law.

Recent requirements of three local jurisdictions to obtain National Pollution Discharge Elimination System (NPDES) permit have significantly increased financial responsibilities. And the proposed Endangered Species Act "4(d) Rule" for salmon species may bring additional requirements in the near future.

Funding is obtainable via general obligation bonds or the creation of a stormwater utility. Due to these regulations, adjusting "levels-of-service" is not a likely option. No jurisdiction has yet developed a 20-year plan for stormwater.

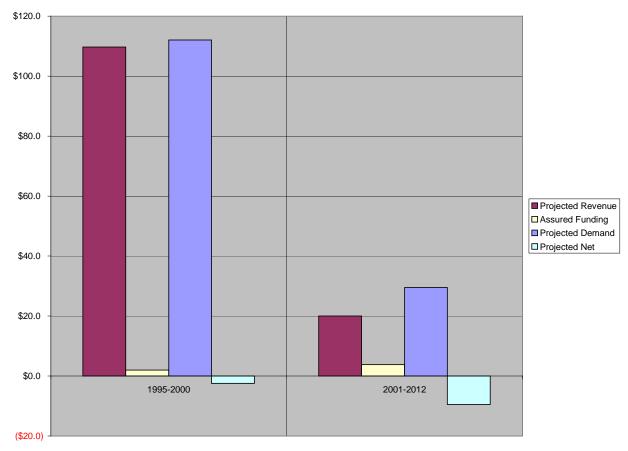


All figures in millions.

NB: Does not include estimates for NPDES or ESA compliance.

GENERAL

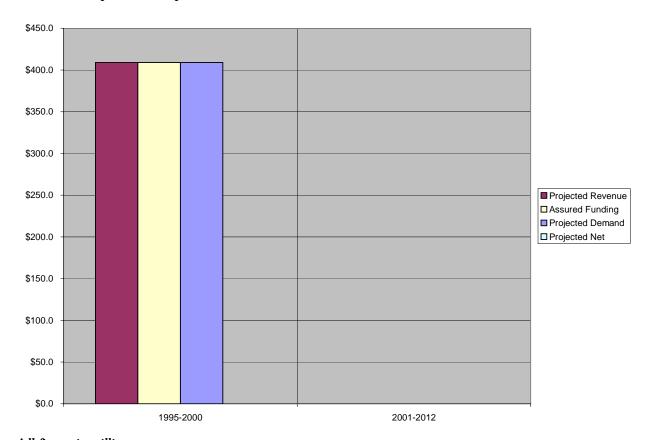
This category covers a broad range of government facilities necessary to serve the community. Included in 1995-2000 are facilities for general government, law enforcement, justice, health, and a city owned library. Few jurisdictions develop 20-year plans.



All figures in millions.
Only Camas and Vancouver reporting '01-'12 period.

SCHOOLS

Data for this category was taken from the most recently approved capital facilities plans on record, which provide a 6-year forecast. These raw statistics do not reflect the need for bonding or the associated "supervote" required.



All figures in millions.

ALL JURISDICTIONS

TRANSPORTATION

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$167.3	\$165.1	\$80.4	(\$2.2)	
2001-2012	\$783.4	\$411.8	\$128.6	(\$371.6)	1

SEWER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$84.2	\$78.5	\$38.6	(\$5.7)	
2001-2012	\$107.5	\$100.5	\$86.7	(\$7.0)	1

WATER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$5.7	\$3.0	\$2.2	(\$2.7)	
2001-2012	\$120.5	\$119.5	\$114.2	(\$1.0)	1

PARKS

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$24.1	\$21.6	\$1.6	(\$2.5)	2
2001-2012	\$11.9	\$16.0	\$11.4	\$4.1	2

STORMWATER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$32.8	\$32.6	\$1.2	(\$0.2)	
2001-2012	\$18.2	\$17.3	\$14.0	(\$0.9)	3

SCHOOLS

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$409.0	\$409.0	\$409.0	\$0.0	
2001-2012					

GENERAL

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$112.1	\$109.7	\$2.0	(\$2.4)	
2001-2012	\$29.5	\$20.0	\$3.8	(\$9.5)	

COUNTYWIDE TOTALS

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$426.2	\$410.5	\$126.0	(\$15.7)	2
2001-2012	\$1,071.0	\$685.1	\$358.7	(\$385.9)	1,2,3

- Does not reflect \$20.1M in private, development related, contributions to Camas. Camas suggests distributing this over transportation, sewer and water for review purposes.
 Does not include Consolidated Vancouver/Clark Parks
- 3) Does not reflect anticipated requirements of NPDES or ESA.

By JURISDICTION

BATTLE GROUND

TRANSPORTATION

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$10.0	\$17.0	\$16.0	\$7.0	
2001-2012	\$30.0	\$16.0	\$16.0	(\$14.0)	

SEWER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$6.0	\$6.0	\$13.0	\$0.0	
2001-2012	\$13.0	\$13.0	\$13.0	\$0.0	

WATER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$0.0	\$0.0	\$0.0	\$0.0	
2001-2012	\$8.5	\$8.5	\$8.5	\$0.0	

PARKS

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000					
2001-2012					

STORMWATER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000					
2001-2012					

GENERAL

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000					
2001-2012					

- 1) The City's water, sewer and drainage CFPS are "fully funded" through non-discretionary sources. These plans rely upon SDC's, rates and planned exactions for system development.
- 2) The City's Park Plan anticipates approximately 55% of its 6 year program to public share (i.e. funded from bonds, grants, volunteer of voter approved bonds). The 20-year horizon of this plan was not priced out.
- 3) The City's transportation plan anticipates approximately 54% of its 20 year capital program to be public share (i.e. funded from bonds, grants, volunteer of voter approved bonds). The current 20-year price tag for transportation is approximately \$20 million.

CAMAS⁶

TRANSPORTATION

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$9.2	\$0.0	\$6.7	(\$9.2)	
2001-2012	\$36.3	\$21.5	\$8.5	(\$14.8)	

SEWER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$4.8	\$0.0	\$12.3	(\$4.8)	1
2001-2012	\$19.1	\$9.6	\$9.6	(\$9.5)	

WATER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$2.7	\$0.0	\$1.0	(\$2.7)	
2001-2012	\$10.5	\$9.5	\$6.8	(\$1.0)	

PARKS

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$2.5	\$0.0	\$1.4	(\$2.5)	2
2001-2012	\$9.9	\$13.6	\$11.3	\$3.7	

STORMWATER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$0.2	\$0.0	\$1.2	(\$0.2)	3
2001-2012	\$0.9	\$0.0	\$2.3	(\$0.9)	3

GENERAL

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$2.4	\$0.0	\$2.0	(\$2.4)	4 & 5
2001-2012	\$9.5	\$0.0	\$3.8	(\$9.5)	4 & 5

- 1) Includes loans and bond issue for WWTP expansion, which was constructed earlier than anticipated.
- 2) Includes \$630,000 project not anticipated in 1995 CFP.
- 3) Includes the Fisher Basin Storm Water Utility area only.
- 4) Includes new police station, new fire station and training tower, new pool, and remodel to library (as identified in 1995 CFP).
- 5) Does not include the \$7,960,000 voter approved bond for library expansion and remodel.
- 6) Does not reflect \$20.1M in private, development related, and contributions. Camas suggests distributing this over transportation, sewer and water for review purposes.

CLARK COUNTY

TRANSPORTATION

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$84.2	\$84.2		\$0.0	1
2001-2012	\$460.1	\$199.1		(\$261.0)	2

SEWER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$51.0	\$51.0		\$0.0	3
2001-2012					

WATER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000					
2001-2012					

PARKS

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$20.5	\$20.5		\$0.0	3
2001-2012					

STORMWATER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$32.0	\$32.0		\$0.0	3
2001-2012					

GENERAL

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$109.7	\$109.7		\$0.0	3
2001-2012					

- 1) Based on 1995-99 Annual Construction Reports
- 2) Based on April 14 Road Fund Revenue Forecast Update (revised to reflect 12 years vs. 20) and the adopted CFP (as amended by Res. 1999-03-09). Projected demand includes \$___M for state facilities.
- 3) Based on Clark County Capital Facilities Financial Plan ('96)

LA CENTER

TRANSPORTATION

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$0.8	\$0.8	\$0.8	\$0.0	6
2001-2012	\$3.1	\$3.1	\$0.9	\$0.0	4,7

SEWER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000					
2001-2012					

WATER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000					
2001-2012					

PARKS

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$0.5	\$0.5	\$0.2	\$0.0	8
2001-2012	\$0.6	\$0.6	\$0.1	\$0.0	4,9

STORMWATER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$0.00	\$0.00	\$0.00	\$0.0	11
2001-2012					

GENERAL

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000					
2001-2012					

- 1) The La Center School District provides school services and is reporting separately
- 2) Fire District 12 provides fire protection services and is reporting separately.
- 3) Clark Public Utilities provides sanitary sewer and potable water services and is reporting separately.
- 4) The city has a reserve fund of approximately \$4,114,000, generated by gambling tax revenue that the council may use towards CFP projects.
- 5) The calculation of assured or projected revenue does not include future gambling revenues. Therefore, if the city continues to accumulate gambling tax revenue additional funds will become available for CFP and non-CFP purposes.
- The transportation CFP through 1999 consisted of 2 projects: West 10th, and Aspen St from West 10th to Heritage. The projects are fully funded by a combination of grants and city reserve funds.

- 7) The city has collected \$243,000 in impact fees from Southview Heights phases 1 through 4, and \$129,000 in impact fees from Southview Heights phases 5-6 that are held in escrow pending the outcome of litigation, and \$17,000 in signal warrants. The city expects \$377,644 more in traffic impact fees from Southview Heights phases 7-9 as a result of final plat approval.
- 8) The city expected spending \$511,000 during the planning period but spent nothing on CFP projects identified during the '94-'99 period. The city collected \$49,00 in park impact fees through 1999. The city completed the North End Park, a 2000-2013 project, out of sequence as a result of creative financing with the developer. The project resulted in a decrease in the 2013 expected cost of \$504,500 and a realization of \$119,400 in unexpected revenue in '99.
- 9) The city will transfer \$511,000 in '99 CFP projects and \$49,000 in collected park impact fees to the 2013 planning horizon. Additionally, the city expects \$64,000 in park impact fees from platted residential lots
- 10) The police department purchased 3 cars during the '94-'99 planning period and will do so again during the 2013 planning horizon.
- 11) The city will complete a stormwater management study this year that will identify additional CFP costs during the 2013 planning horizon.

RIDGEFIELD

TRANSPORTATION

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$5.5	\$5.5		\$0.0	4,5
2001-2012	\$22.4	\$22.4		\$0.0	4,5,6

SEWER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$3.3	\$3.3	\$3.3	\$0.0	7
2001-2012	\$12.0	\$12.0	\$0.4	\$0.0	8

WATER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$1.2	\$1.2	\$1.2	\$0.0	9
2001-2012	\$6.0	\$6.0	\$6.0	\$0.0	

PARKS

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000					
2001-2012					

STORMWATER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$0.6	\$0.6		\$0.0	3
2001-2012	\$5.6	\$5.6		\$0.0	

GENERAL

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000					
2001-2012					

- 1) Ridgefield School District provides school service and is reporting separately
- 2) Fire District 12 provide fire protection services and is reporting separately
- 3) The city did not create a stormwater management district as proposed in 1995 or any alternative plan
- 4) The city did not spend any funds upon adopted CFP projects. Project costs from 94-99 are shifted toward the 2013 planing horizon
- 5) The \$80,000 in assured funds represents collected traffic impact fees.
- 6) The city has budgeted \$40,000 for the current fiscal year to evaluated the current CFP and to make recommendations regarding revising capital expenditures, LOS and funding mechanisms
- 7) The primary expenditure is the expansion of the wastewater treatment fund Assured revenues consist of connection fees, grants and loans. The project is currently out for bid.

- 8) The city's collection system is based upon gravity feed lines through drainage basins. Recent and proposed changes in environmental regulations may require substantial revisions to the current collection system plan.
- 9) The city completed construction of a water line to the Junction and rebuilt the reservoir at the cemetery. The funding package consisted of connection fees, grants and loans.
- 10) The city parks board is engaged in searching for new parkland.
- 11) Law enforcement did not develop a 6-year or 20-year CFP budget in 1994.
- 12) The city CFP projected a population of 4108 by the year 2000 and 7150 by the year 2013. Today, even with annexation of most of the urban growth area, Ridgefield has a population of slightly over 2000 people. Consequently, the city has not generated.
- 13) The revenues anticipated from connection fees, impact fees, and other sources necessary to pay for new growth. The growth simply has not occurred as planned.

VANCOUVER

TRANSPORTATION

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$56.9	\$56.9	\$56.9	\$0.0	1
2001-2012	\$229.5	\$147.4	\$103.2	(\$82.1)	

SEWER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000					
2001-2012	\$51.2	\$51.2	\$51.2	\$0.0	

WATER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000					
2001-2012	\$92.9	\$92.9	\$92.9	\$0.0	

PARKS

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000					
2001-2012					

STORMWATER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000					
2001-2012	\$11.7	\$11.7	\$11.7	\$0.0	

GENERAL

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000					
2001-2012	\$20.0	\$20.0	\$0.0	\$0.0	

Notes

1. Assumes that only those projects entirely built or largely built through 2000 were needed and funded.

WASHOUGAL

TRANSPORTATION

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$0.7	\$0.7		\$0.0	
2001-2012	\$2.0	\$2.3		\$0.3	

SEWER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$6.6	\$6.6		\$0.0	
2001-2012	\$2.2	\$2.2		\$0.0	1,2

WATER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$1.8	\$1.8		\$0.0	
2001-2012	\$2.6	\$2.6		\$0.0	3

PARKS

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$0.6	\$0.6		\$0.0	
2001-2012	\$1.4	\$1.8		\$0.4	

STORMWATER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000					
2001-2012					

GENERAL

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000					
2001-2012					

- 1) After the CFP was written in '94, two major treatment plant components were added to the CFP for the sewer treatment plant. The addition of the second clarifier and oxidation ditch before 2012 will add \$1.5 to the program.
- 2) The connection fee for the sewer system also provides funding for the maintenance and replacement of existing facilities that do not appear as a CFP improvement.
- 3) The connection fee for the water system also provides funding for maintenance and replacement of existing facilities that do not appear as a CFP improvement. As such, the funding generated by the connection fee exceeds the CFP total funding needs.

HAZEL DELL SEWER DISTRICT

TRANSPORTATION

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000					
2001-2012					

SEWER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000	\$12.5	\$11.6	\$10.0	(\$0.9)	
2001-2012	\$10.0	\$12.5	\$12.5	\$2.5	1,2,3

WATER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000					
2001-2012					

PARKS

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000					
2001-2012					

STORMWATER

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000					
2001-2012					

GENERAL

Year	Projected Demand	Projected Revenue	Assured Funding	Projected Net	Notes
1995-2000					
2001-2012					

- Projected revenue/funding is based on projected growth rate per year. Actual numbers may vary.
 Projected demand is based on projected need and recent activity.
 Projected net is subject to demand of the market and may vary.

SCHOOL DISTRICTS

School District	Time	Projected	Projected	Assured	Projected	Notes
	Frame	Demand	Revenue	Funding	Net	
Evergreen	1999-05	\$94.5	\$94.5	\$94.5	\$0.0	
Green Mountain	1998-04	\$5.4	\$5.4	\$5.4	\$0.0	
Battle Ground	1998-04	\$4.2	\$4.2	\$4.2	\$0.0	
Hockinson	1999-05	\$26.0	\$26.0	\$26.0	\$0.0	
La Center	1999-05	\$23.2	\$23.2	\$23.2	\$0.0	
Ridgefield	1999-05	\$24.8	\$24.8	\$24.8	\$0.0	
Vancouver	1999-05	\$68.2	\$68.2	\$68.2	\$0.0	
Camas	1998-04	\$66.7	\$66.7	\$66.7	\$0.0	
Washougal	1999-05	\$52.4	\$52.4	\$52.4	\$0.0	
Woodland	1998-04	\$43.6	\$43.6	\$43.6	\$0.0	
Totals		\$409.0	\$409.0	\$409.0	\$0.0	

NOTES:

¹⁾ All school districts reporting a six-year period beginning in either 1998 or 1999.